

FOR LEASE

184th Street SW & Alderwood Parkway
Lynnwood, Washington 98036



ALDERWOOD CROSSING

Larry Cocks | Nick Barber

First Western Properties, Inc. | 425.822.5522 | fwp-inc.com
11621 97th Lane NE, Kirkland, Washington 98034



184TH ST SW & ALDERWOOD PKWY:

3,900 SF \$30.00 PSF PLUS NNN

- Directly Across from Alderwood Mall, Costco, Target, & Kohl's
- Adjacent to Lynnwood Place: Anchored by Home Depot with Roughly 33,600 SF of Specialty Retail, Restaurants, and Entertainment Component, and 500 Unit Mid-Rise Apartments. Delivery Anticipated Q1, 2022



Population



Average HH Income



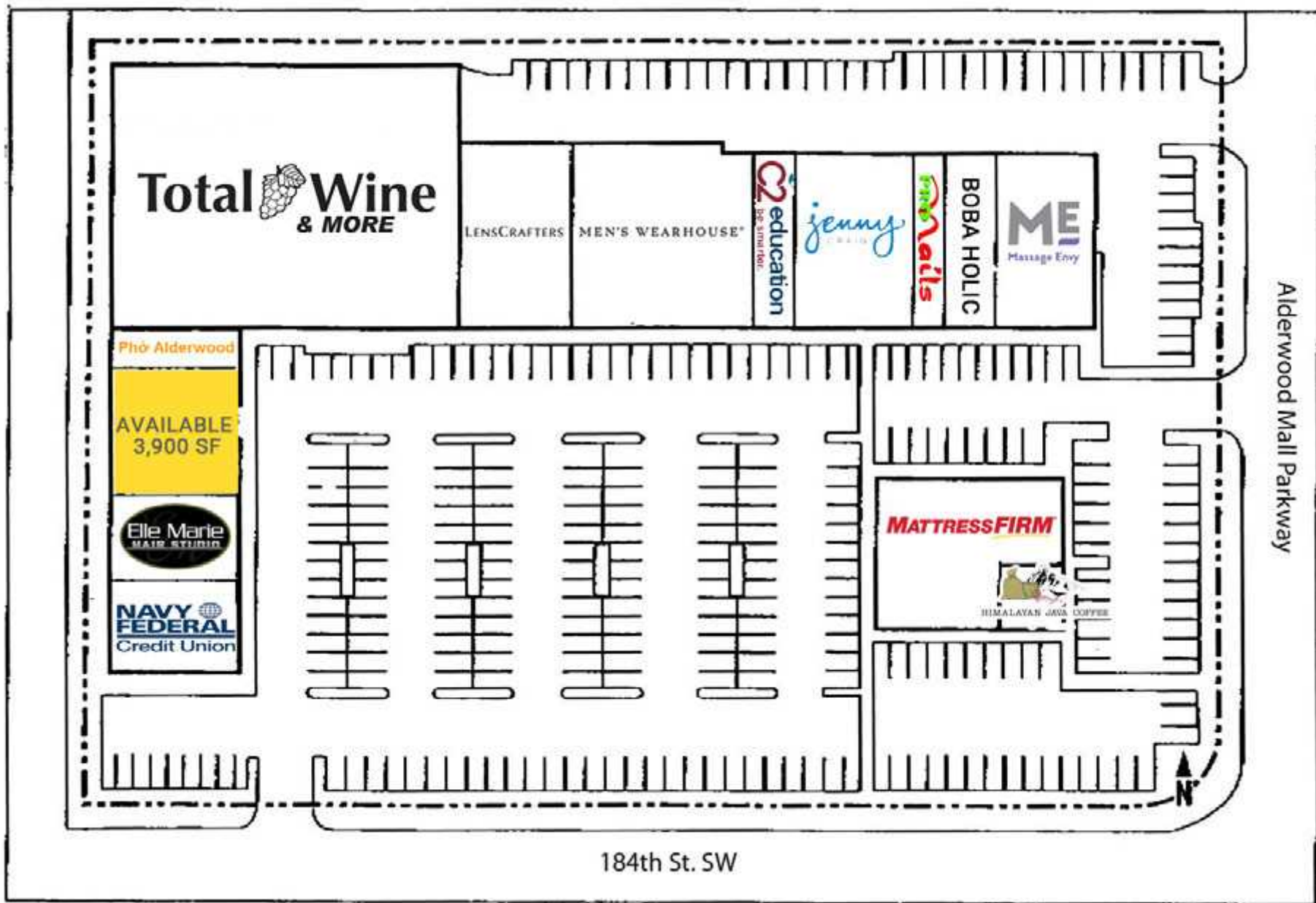
Daytime Population

Regis - 2020

	Population	Average HH Income	Daytime Population
Mile 1	12,810	\$94,479	12,355
Mile 3	150,807	\$104,523	43,250
Mile 5	355,801	\$115,162	102,838

ALDERWOOD CROSSING sits at the entrance to the Alderwood Mall retail area, next to the New Costco and across the street from Alderwood Mall; a regional shopping center with over 1 million square feet. Adjacent to new mixed-use development anchored by Home Depot and 500 unit mid-rise apartment. Conveniently located at the intersection of the two busiest interstates in Washington, I-5 & I-405. Bolstered by the regional drawing power, the available space has excellent visibility to both major arterials.





357,893 Households
in Trade Area



Minutes from
I-5 & I-405



Across from 1.3M
SF Alderwood Mall



Adjacent to New
Home Depot Q1 2022



525

5

405

SITE



THE HOME DEPOT
PROPOSED

PROPOSED
NEW
RE-DEVELOPMENT

MART

COSTCO
WHOLESALE

HOMWOOD SUITES

WORLD MARKET



KOHL'S

Guitar Center
Red Robin

HomeGoods

ROSS

RITE AID
PHARMACY

BIG 5

ALBERT LEE

NORDSTROM

JCPenney **ALDERWOOD**

REI

macy's



Michaels

Marshalls

5

ALDERWOOD MALL BOULEVARD

ALDERWOOD MALL PARKWAY



LYNNWOOD, WA is the 4th largest city in Snohomish County by population and is the Commercial Center. There are more than 2,500 businesses and the daytime population swells to over 150,000 with workers, shoppers and students. Retail sales are the mainstay of Lynnwood's economy, however recent growth in the fields of bio-science, information technology and professional service businesses have emerged to create a diversified economic base.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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